



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
PECFA BUREAU
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<http://www.commerce.state.wi.us>
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Jim Doyle, Governor
Cory L. Nettles, Secretary

Wisconsin Department of Commerce Bureau of PECFA

Bid Document

SECTION 1 - Scope of Work:

The Bureau of PECFA is seeking competitive bids to perform remedial action services on a petroleum release from a regulated petroleum product storage tank system. This bid is through a specified work scope. The site upon which bids are being solicited is:

Bid Round Number: 30
Comm Number: 54656-1794-00-A
BRRTS Number: 03-42-151231
Site Name: Sparta Coop Services
Site Address: 300 S Water St Sparta WI

Project Manager: Tom Kendzierski
Project Manager address: PO Box 4001 Eau Claire WI 54702-4001
Project Manager phone: 715-839-1604
Project Manager e-mail address thomas.kendzierski@dnr.state.wi.us

Bid Announcement Date	2/16/04
Questions or requests for information must be submitted in writing and received by:	3/1/04 4:00 PM
Responses to the questions will be posted (and if requested, sent in writing) by:	3/19/04
Bid End Date and Time:	4/2/04 by Noon

The case file including report(s) and other pertinent information upon which bids are being sought, and the qualified bid response, when determined, are available for inspection at:

Department of Natural Resources, 1300 W Clairemont, Eau Claire WI

Please contact the project manager listed above for an appointment.

Copies of report(s) and other pertinent information may be available for purchase at the location listed below. If pertinent information is not available, please contact the project manager.

Quality Quick Print, 1213 Menomonie St, Eau Claire WI 54703

Phone: 715-836-0049

Fax: 715-836-7704

SECTION 2 – Site-Specific Bid Specification Requirements:

A) Project Manager Comments

1) General Comments:

A site assessment for closure of a fuel oil tank at the Morrow Nursing Home in April, 1997 led to discovery of a gasoline plume leading from the Sparta Co-op gas station at 300 Water Street. Two Site Investigations by different consultants were conducted on behalf of Sparta Co-op. These site investigations found free product and defined contamination plume that leads under the Morrow building complex in the direction of Beaver Creek. The Morrow building and Beaver Creek are roughly 400 feet and 650 feet distant respectively from the Sparta Coop facility.

The Sparta Co-op remains an active gas station.

The two Site Investigations left some regulatory concerns that were listed in a February, 2000 Notice of Non-Compliance letter and a January, 2004 Site Investigation Incomplete determination letter. These letters are available at the copy shop along with three related submittals.

In summary, source control must be verified, direct contact hazards assessed, free product extent defined, vapor threat to the Morrow complex assessed, surface water impacts assessed, and any remaining investigative waste and recovered free product must be disposed.

This Scope of Work is intended to complete the site investigation by addressing the listed regulatory concerns, repair/replace wells, resume site monitoring, define the extent of free product, resume passive free product recovery and provide data for evaluation of remedial options.

A desired result is for the first round of monitoring data to be collected as soon as possible after the results of Bid Round 30 in April with a brief compliance report submitted one month after receipt of the lab reports for the initial groundwater sampling event. The intent is to provide enough information to allow remedial/closure activities for this site to enter the next available bid round.

2) The following Environmental Factor(s) were identified in the Site Investigation Report for this site:

- ☐ Documented expansion of the plume margin.
- ☐ Verified contaminant concentrations in a private or public potable well that exceeds the preventive action limit established under ch. 160, Stats.
- ☐ Contamination within bedrock or within 1 meter of bedrock.
- ☒ Petroleum product that is not in the dissolved phase is present with a thickness of .01 feet or more, and verified by more than one sampling event.
- ☒ Documented contamination discharges to a surface water or wetland.

3) Minimum Remedial Requirements:

Take action to comply with each of the deficiencies listed in the DNR's January 21, 2004 SI Incomplete letter as follows:

Immediately assess the Morrow building for vapor intrusion, exposure and explosion hazards. Report any vapor hazards found immediately to the Sparta Fire Department, the Morrow building operators and to DNR. If not found, perform a vapor check during each groundwater monitoring round. Responses to vapor problems found will be dealt with separately and are not part of this Bid Scope of Work.

Provide verification from the Commerce Petroleum Inspection office that the active tank system at the site is not currently leaking and otherwise meets the tank system integrity standards in Comm 10 Wisconsin Administrative Code. Cost for any tank testing or other normal active tank system maintenance activities related to Comm 10 compliance and the compiling of the verification information (as indicated in DNR's February 23, 2000 Notice of Non-Compliance and DNR's January 21, 2004 Site Investigation Incomplete correspondence) will not likely be considered PECFA eligible. Consequently, bidders should not include these costs in their bid response.

Immediately check all wells for the presence of free product. Resume passive free product recovery on a bi-weekly (every two weeks) schedule in all wells where it is found greater than a film. If little/no free product is measured/abated, the consultant can petition the WDNR project manager to reduce the frequency of scheduled abatement. However, for the purposes of the bid, bidders shall assume bi-weekly abatement through the 3^d round of groundwater sampling. Report on the status and fate of the belt skimmer formerly in use at this site.

Repair or abandon and replace MW-3 with a NR 141 compliant monitoring well. For the purposes of the bid, bidders shall assume MW-3 will be replaced.

Immediately check all monitoring wells associated with this site for condition, suitability for monitoring, and NR 141 compliance. If any additional well repairs are necessary, before commencing groundwater sampling submit a change order to Commerce for approval of additional costs.

Attempt to re-locate, repair and permanently mark MW-9 and MW-11. Failure to locate these wells will result in a deed restriction placed on the off-site (Morrow) property at closure. Note that activities associated with deed restriction are not part of this bid.

If found, check MW-9 and MW-11 for suitability for monitoring and NR 141 compliance. If found and repairable, make the necessary repairs, and include these wells in the monitoring schedule. Properly abandon them if found and not repairable or suitable for monitoring. Include any repair or abandonment costs for MW-9 and MW-11 in a change order to Commerce with any other monitoring well repair costs for this site as stated above.

If MW-9 is not found or is not repairable, replace it with a water table monitoring well (MW-9R) south of the map location of MW-9 and downgradient of MW-8. The cost to replace MW-9 will not likely be considered eligible for reimbursement. Consequently, bidders should not include this cost in their bid submittal.

Attempt to locate the sand point in Beaver Creek. If this sand point still exists, remove it.

Provide four soil borings or push probes to the water table (approximately 20 feet deep) in the immediate vicinity of each of the pump islands and piping. Provide

three soil samples per boring including one in the 0-4 foot interval, one intermediate sample to be determined in the field, and one saturated sample at the water table. Provide analyses for these samples for pVOC's including 1,2, DCA and Naphthalene. Prior borings described soil as medium sand.

Provide four additional soil borings or push probes with one saturated soil sample each for pVOCs plus 1,2 DCA and Naphthalene (NR 746.06 Table 1 parameters) at the water table only. These borings will be optimally placed to further define the extent of free product. Refer to the December 2002 issue of the WDNR RE NEWS publication and WDNR Guidance document RR 614 regarding definition of the extent of free product.

The WDNR project manager shall be consulted regarding the proposed locations of any borings prior to installation.

Inspect the west bank of Beaver Creek near MW-10 at each well monitoring sampling round and report any visual evidence or odors indicating a petroleum discharge in that location.

Collect three quarterly rounds of groundwater samples:

Provide samples and analyses for petroleum VOCs at MW-1, MW-2, MW-3 or MW-3R, MW-4, MW-8, MW-10, MW-14, MW-15, and if they exist, MW-9 or MW-9R, and MW-11.

Note; for the well at MW-3 or MW-3R and MW-9R if installed, the initial sample should be analyzed for full VOCs. The subsequent quarterly rounds of samples from these wells can be analyzed for petroleum VOC's only. If non-petroleum VOCs are detected in the first round then the subsequent sample round must also be run for full VOCs for that well. (Note; The incremental additional lab cost for full VOCs in the second and subsequent rounds, if necessary, will not likely be PECFA eligible. Consequently, bidders should not include these possible costs in their bid response).

Measure water table or head elevations during each sampling round at MW-1, MW-2, MW-3 (or 3R), MW-4, PZ-5, MW-6, MW-7, MW-8, MW-9 (or 9R), MW-10, MW-12, MW-13, MW-14, MW-15 and if found, MW-11.

Reportedly one 55 gallon barrel of investigative waste approximately 2/3 full of contaminated soil and two full 55 gallon barrels with free product/water mixture remain on-site which must be disposed of. Include the cost to properly dispose of these three containers of waste in the bid submittal. Reportedly there is one full barrel of petroleum tank sludge. If still present, it shall be properly disposed. However, the cost to do so will not likely be eligible for reimbursement. Consequently, bidders should not include this cost in their bid submittal.

Properly dispose of any additional investigative waste and free product recovered during implementation of this Bid Scope of Work within 90 days of generation.

Provide a report within one month after receipt of the lab reports for the field investigation boring samples and the initial round of groundwater samples, with a brief, itemized response to the deficiencies listed in the DNR's January 21, 2004 Site Investigation Incomplete letter for this site. This report will also contain a brief description of site activities and problems encountered through the first round of sampling. This report will include a revised estimate of the extent and volume of

free product, an updated plan map of the site adding locations of new borings and wells, updated groundwater elevation tables, updated soil boring tables, a free product abatement summary table, updated groundwater monitoring tables, supporting documentation, forms and logs for the new borings and wells, and lab slips.

A second report will be submitted within one month after receipt of the lab reports for the third sampling round. This report will include a brief summary of activities and monitoring since the first report, updated tables, any lab slips, free product and investigative waste disposal documentation or other supporting documentation not previously submitted.

B) Bidder's Strategy for Remedial Action

- 1) Identify the remedial strategy for a specified work scope.
- 2) Specifically describe what element of your proposed strategy will address the environmental factors/risk factors listed above. Also describe how, when, and why it will address them.
- 3) Provide a detailed description of the work to be performed. The description shall provide sufficient detail to establish that the proposed strategy will be successful in achieving a specified work scope identified above.
 - a) The detailed description may include, but is not limited to the following:
 - Technologies
 - Estimated years of operation
 - Estimated tons of soil
 - Approximate geometry/depth of excavation
 - Reporting details
 - Estimated years of monitoring
 - Frequency of sampling/number of wells/parameters
- 4) Specifically describe how you will address off-site contamination, if applicable.
- 5) Specifically describe how you will address any direct contact hazards, if applicable.

SECTION 3 - Conditions of Bid:

The successful bidder will be the entity that complies with all provisions of the bid specification and provides the lowest total cost, excluding interest and claim preparation costs, for the site-specific bid specification requirements described in Section 2. PECFA funding under s. 101.143, Stats., will terminate when the responsible agency determines that institutional controls and notices, if utilized, would achieve a closed remedial status. PECFA funding will terminate regardless of whether the responsible party or other properties accept an institutional control and notices as required under §NR 726 Wis. Admin. Code. In preparing the bid, the bidder must assume compliance with all applicable codes, including but not limited to §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The successful bidder will be determined based upon conformance to and competitiveness under the bid protocol. The first determination will be whether the

bidder has complied with all provisions of the bid. These bids will be considered responsive. From the responsive bids, the lowest total cost bid with an approvable approach to a specified work scope will be determined. Claim preparation costs will not be a part of the cost cap established by this bid. These costs (\$500 maximum per claim submittal) are still eligible for PECFA reimbursement and Commerce encourages timely claim submittals at appropriate milestones. Therefore, bidding consultants should not include claim preparation costs in their bid responses.

The successful bid will be available to be viewed at the location identified in Section 1. If two or more bidders tie in the cost comparison, the bid with the lowest consulting cost will be used as the tiebreaker. All bid documents must be signed and sealed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin Department of Regulation and Licensing.

The Department reserves the right to reject any and all bids that meet any of the following conditions:

- The Department believes the remedial strategy is not appropriate to a specific geologic setting.
- From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).

The name of the successful bidder, bid amount, proposed outcome and supporting documentation will be provided to the site claimant along with instructions to inform the PECFA program in writing of their intent to either:

- Use the lowest identified bidder or
- Use another service provider.

In either case, PECFA reimbursement is capped at the dollar amount of the successful bid.

A successful bid does not mean or guarantee that all costs in a resultant claim are eligible, reasonable, necessary or reimbursable under the PECFA program.

If a bidder fails to comply with a bid provision the bid response will be determined to be non-responsive. If the bid response is responsive, but not the lowest cost service provider with an appropriate approach, it will be determined to be “non-successful.” Non-responsive and non-successful bidders will not be individually informed of their failure to achieve compliance with the bid specifications or to be the lowest bidder.

The successful bidder may be required to provide input to, and attend a meeting with the PECFA program and the claimant to explain the bid and the remedial approach.

Appeals, by bidders, of decisions regarding complying bids or costs are not allowed, as they do not constitute claimant reimbursement decisions under the PECFA program.

In compliance with this invitation to bid and subject to all conditions thereof, the signatory agrees to the following:

- If the signatory's bid is determined to be successful, the signatory must, within 15 days of the Department's notification, contact the claimant and confirm that they will provide the remedial services at the cost described within the Bid Response.
- That for a period of 90 days, starting with the Department's notification to the claimant, the signatory will hold firm their commitment to provide the remedial services and prices set forth in the Bid Response.

Failure to abide with the conditions stated above may result in exclusion from future PECFA Public Bidding events.

Questions, answers and interpretations will be considered an amendment of this solicitation. All answers and interpretations shall be in writing from the Program Manager identified in Section 1 of this solicitation. Neither the program nor the Department shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date. After the date by which questions must be submitted by, identified in Section 1, no further questions will be addressed.

A written response will be provided at: <http://www.commerce.state.wi.us/ER/ER-PECFA-SiteBidding.html> (and mailed to all requesters of the bid package who are not able to access the web site, and who therefore request written correspondence from the program contact).

SECTION 4 - Closure Specifications – If Applicable:

A bid submitted must provide the total cost, excluding interest but including all closure costs, for the remediation up to approval as a closed remedial action status identified below:

Unrestricted Closure

Closure with a NR 140 exemption

Closure with GIS Registry*

Closure with deed notice*

Closure with deed restriction*

Closure with NR 720.19 soil standards

Performance based NR 720.19 closure

Closure with site-specific conditions

Closure under NR 726.07

Closure under Comm 46/NR 746

Mass reduction

** **Note:** PECFA funding under s. 101.143, Stats., will terminate when the responsible agency determines that institutional controls and notices, if utilized, would achieve a closed remedial status. PECFA funding will terminate regardless of whether the responsible party or other properties accept an institutional controls and notices as required under NR 726. PECFA eligible costs may include all closure costs, up to approval as a closed remedial action (i.e. monitoring well abandonment) that are otherwise eligible for reimbursement.*

If the PECFA maximum award for the site/occurrence is not believed to be adequate to remediate the site/occurrence to a closed or no further remedial action status, that belief must be specifically noted in the bid and the remedial effort that will be achieved by the bid amount. For the purpose of the competitive bid the contaminant mass is determined to be: **Not Applicable**. The basis for specifying the progress shall be contaminant mass reduction and be based upon the mass reduction at the following points on the site:

Not Applicable

If the site is reasonably expected to exceed its cap under the PECFA program, bidders may propose mass reduction, the lowest bidder will be determined on the basis of a cost per mass reduction ratio. If some bidders propose mass reduction and others propose costs to bring the site to a closed remedial action or no further action status, selection will be from those bidders proposing a closed or no further action result.

SECTION 5 - Instructions to Bidders:

By submission of a bid, bidder agrees that during the period following issuance of this solicitation and prior to notification of successful bidder, bidders shall not discuss the bid or bid process except with the program contact designated in this solicitation. Bidders shall not discuss or attempt to negotiate with the claimant, other potential bidders or program staff any aspects of the bid without prior approval of the Project Manager specified. Infractions will result in rejection of the violator's bid and may also result in disqualification of the individual to provide bids and a formal complaint being lodged with the Department of Regulation and Licensing.

The bid submitted shall address all the site specific bid specification requirements identified in Section 2. The bid shall support in detail the strategy to achieve a specified work scope, or remedial mass reduction goal if applicable. A full remedial action plan is not required as part of the bid submittal. A full remedial action plan may be requested by the program.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Project Manager. If the Project Manager is not able to arrange site access, this fact will not delay the bid process or negate the comparison and potential selection from among the bids that are submitted. All costs associated with a site visit or preparation of a bid will be the responsibility of the bidder.

The Bid Process must conform to the following:

1. If applicable, the closed remedial or no further action status to be achieved must be stated using the options available from the list provided in Section 4.
2. Indicate in the Bid Response a contaminant mass reduction proposal if the PECFA maximum award is not believed to be adequate to remediate the site/occurrence.
3. The Bid Response shall address all the site specific bid specification requirements identified in Section 2 and shall support in sufficient detail and succinctly the remedial strategy.
4. The total cost (in dollars) to accomplish the stated remedial goal, including all fees, reporting cost, pre and post closure costs and costs for establishing restrictions or institutional controls but, excluding claim preparation costs, interest, and investigation costs.
5. The costs specified in #4 shall separately identify consulting (non-commodity) costs.
6. The submittal must include an original and two (2) copies of the Bid Response documents signed and sealed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. Include the appropriate registration number of the professional license.
7. Bids can not be "faxed" directly to the program. Documents received by fax will not be accepted or considered.
8. Bids, amendments thereto or withdrawal requests must be received by the time advertised for bid opening. It is the bidder's sole responsibility to insure that these documents are received by the contact at the time indicated in this solicitation document.
9. All specifications or descriptive papers provided with the bid submission must include the bidder's telephone number and Commerce number thereon. Identify the name of the consulting firm on the 1st Page of the Bid Response.
10. The Commerce Number must be on the outside of the envelope in which the bid is submitted. The Department assumes no responsibility for unmarked or improperly marked envelopes. All envelopes received showing a bid number will be placed directly under locked security until the date and time of opening. Include only one Bid Response (an original and two (2) copies) per envelope.
11. Correction of errors on the bid form: All prices and notations shall be printed in ink, typewritten or computer printed. Errors shall be crossed out, corrections entered and initialed by the person signing the bid. Erasures or use of correction fluid will be cause for rejection. No bid shall be altered or amended after the time specified for the bid end date.
12. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date.
13. Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).

14. From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.
15. If bidders consider the bid response to be proprietary information and exempt from disclosure, each part of the Bid Response must clearly marked *CONFIDENTIAL*. If any part is designated as confidential, there must be attached to that part an explanation of how the information is proprietary. The Department reserves the right to determine whether this information should be exempt from disclosure and no legal action may be brought against the State, Department or its agents for its determination in this regard.
16. The Bid Response must be appropriate to the site geologic setting.
17. Ambiguous bids, which are uncertain as to cost, time or compliance with this solicitation, will be rejected.
18. The Department reserves the right to reject any and all bids, and/or to cancel this solicitation at any time.
19. Each bidder shall fully acquaint itself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this solicitation. The failure or omission of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
20. All amendments to and interpretations of this solicitation shall be in writing from the Project Manager. Neither the Department nor the program shall be legally bound by any amendment or interpretation that is not in writing.
21. This solicitation is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this solicitation to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The solicitation may or may not be changed but a review of such notification will be made prior to award.

BID RESPONSE
(1st Page)

Department of Commerce PECFA Program

SITE NAME: Sparta Coop Services
COMMERCE NUMBER: 54656-1794-00
BRRTS NUMBER: 03-42-151231

Submit Bid To Cathy Voges
Department of Commerce PECFA Program
201 W Washington Ave, Madison WI 53703-2790 or
P.O. Box 8044, Madison WI 53708-8044

Bidder Company: _____
Bidder Address: _____

Telephone () - _____
Number: _____
Fax Number: () - _____
e-mail Address: _____

Bidder: (check one that applies):

_____ Professional Engineer	_____ License #
_____ Professional Geologist	_____ License #
_____ Hydrologist	_____ License #
_____ Soil Scientist	_____ License #

Seal

Signature: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Print Name: _____

Title: _____

Total Bid Cost \$ _____

Total Consulting Cost (subpart of Total Bid) \$ _____

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: **Sparta Coop Services**

COMMERCE NUMBER: **54656-1794-00**

BRRTS NUMBER: **03-42-151231**

Consulting Firm phone number () ____-____

This response must address all of the site-specific specifications identified in Section 2, and shall support in detail the remedial strategy. Attach additional pages if necessary. *The Commerce Number and Consulting Firm telephone number must be included on all additional pages.*